

BROADWAY COMMONS SECOND

KNOW ALL PERSONS BY THESE PRESENTS: That Continental 89 Fund, LLC, a Wisconsin limited liability company, owner of the following described property:

Lot 1, Block 2, BROADWAY COMMONS, Olmsted County, Minnesota.

Containing 8.61 acres, more or less.

Has caused the same to be surveyed and platted as BROADWAY COMMONS SECOND.

In witness whereof, said Continental 89 Fund, LLC, a Wisconsin limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_day of \_\_\_\_\_, 2018.

SIGNED: Continental 89 Fund, LLC

Daniel J. Minahan, President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Daniel J. Minahan, President of Continental 89 Fund, LLC, a Wisconsin limited liability company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_ Notary Printed Name

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfsen do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Jeffrey J. Rolfsen, Professional Surveyor  
Minnesota License No. 49003

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on \_\_\_\_\_ by Jeffrey J. Rolfsen.

Notary Public, \_\_\_\_\_ County, Minnesota Notary Printed Name

My commission expires \_\_\_\_\_

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the \_\_\_\_\_day of \_\_\_\_\_, 2018, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

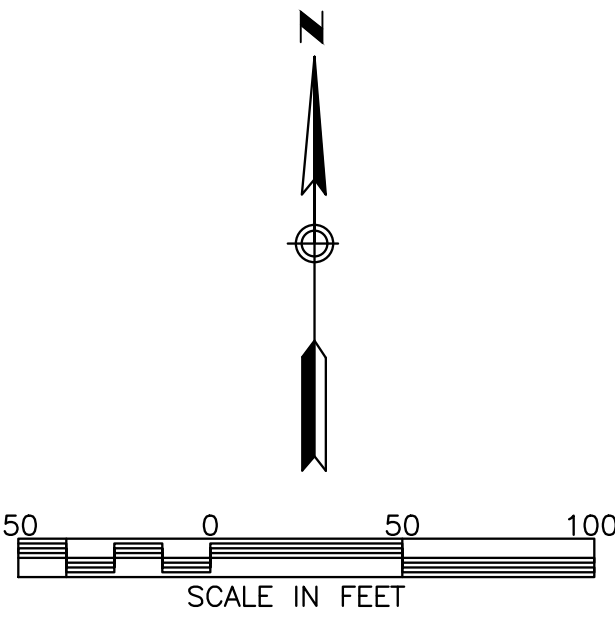
Taxes payable in the year 2018 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

DOCUMENT NUMBER \_\_\_\_\_

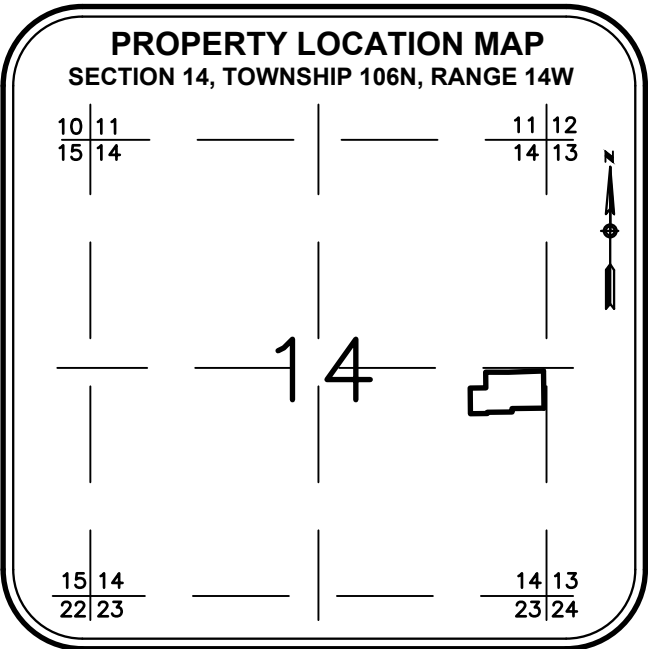
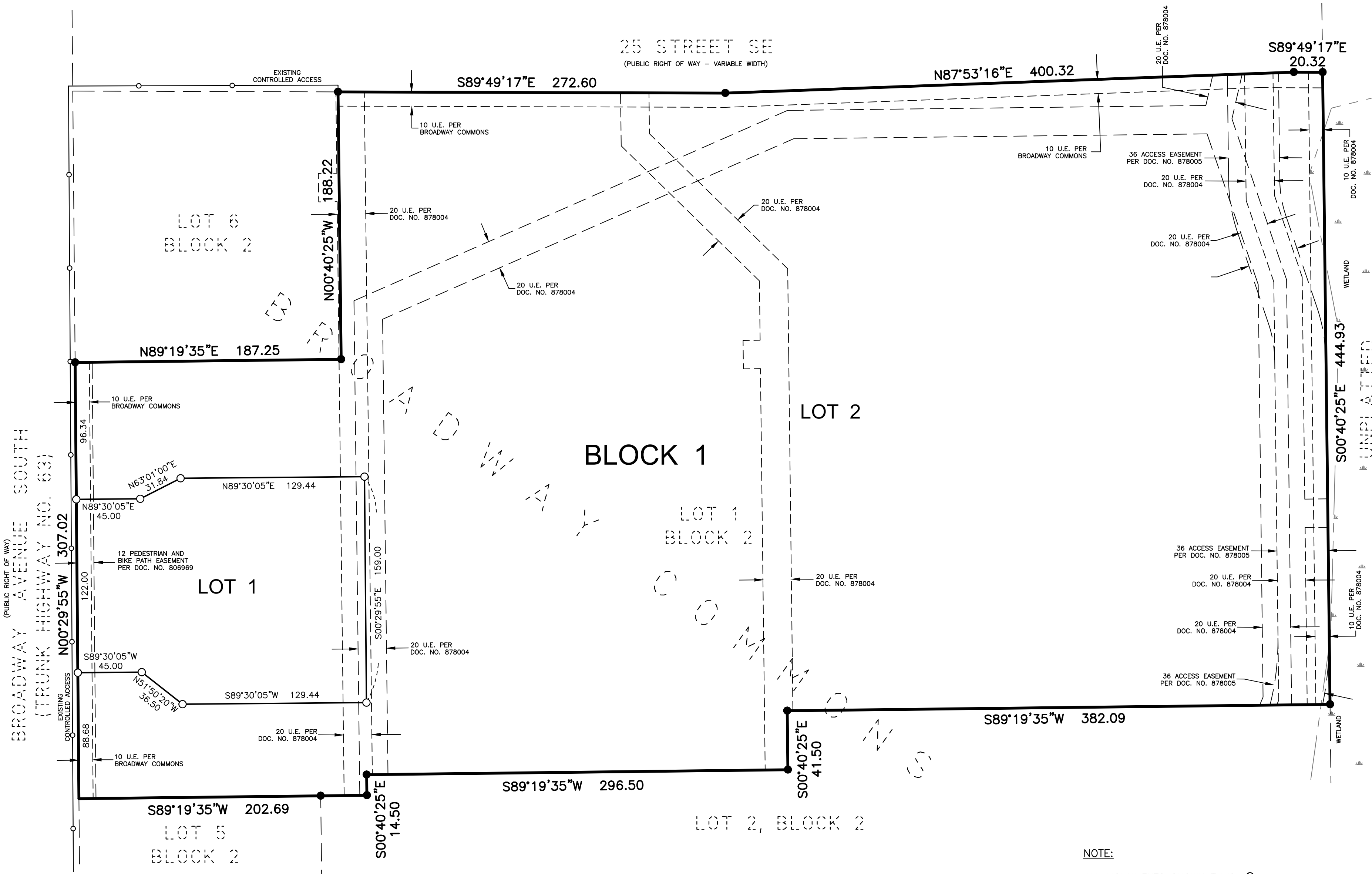
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy



BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE  
WEST LINE OF LOT 1, BLOCK 2, BROADWAY  
COMMONS, OLMSTED COUNTY, MINNESOTA, WHICH  
IS ASSUMED TO BE N00°29'55"W.



CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJUTING ROADWAY  
IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA  
STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND  
MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC  
UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON  
SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE  
OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER,  
ACROSS, AND UNDER SAID EASEMENT.

NOTE:

ALL MONUMENTS SHOWN THUS: ○  
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO.  
49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER  
RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

U.E. = UTILITY EASEMENT

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